

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth and his successors are the owner of a tract of land situated in the City of Fort Worth, Tarrant County, Texas to wit:

Being a tract of land situated in the City of Fort Worth, Tarrant County, Texas, and being all of a tract of land described by deed to Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth and his successors in office as recorded in Document no. 210200d5 of the Deed Records of Tarrant County Texas and Lots 1R and 5R, Block U, Daggetts Addition as recorded in County Clerks Document No. D210191078 of said Deed Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of said Lot 5R being at the intersection of the westerly right of way line of Throckmorton Street (a variable width right of way) and the northerly right of way line of West 13th Street (a variable width right of way) from which a bearing \times in concrete (CM) bears South 30 degrees 00 minutes 00 seconds East, a distance of 5.00 feet;

THENCE South 60 degrees 00 minutes 00 seconds West, along said northerly right of way line of West 13th Street, a distance of 84.00 feet to the southwest corner of said Lot 5R, from said southwest corner a found \times in concrete (CM) bears South 30 degrees 00 minutes 00 seconds East, a distance of 5.00 feet.

THENCE North 30 degrees 00 minutes 00 seconds West, leaving said northerly right of way line and along the westerly line of a 16 foot wide alley as shown on said Daggetts Addition as recorded in County Clerks Document No. D210191078, a distance of 112.50 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 60 degrees 00 minutes 00 seconds West, a distance of 16.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 30 degrees 00 minutes 00 seconds East, along the westerly line of said 16 foot wide alley, a distance of 95.53 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the north end of a 5' x 5' R.O.W. corner clip as shown on said Daggetts Addition as recorded in County Clerks Document No. D210191078;

THENCE South 29 degrees 43 minutes 54 seconds West, along said corner clip, a distance of 5.04 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the left along the northerly right of way line of Texas Street (a variable width right of way) whose chord bears North 75 degrees 38 minutes 18 seconds West, a distance of 46.67 feet and having a radius of 100.00 feet;

THENCE northwesterly along said northerly right of way line of Texas Street through an angle of 26 degrees 59 minutes 04 seconds, an arc length of 47.10 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said non tangent curve to the left;

THENCE North 62 degrees 13 minutes 18 seconds West, continuing along said northerly right of way line of Texas Street, a distance of 23.09 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 62 degrees 13 minutes 48 seconds West, continuing along said northerly right of way line of Texas Street, a distance of 57.08 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 62 degrees 09 minutes 00 seconds West, continuing along said northerly right of way line of Texas Street, a distance of 72.47 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being at the south end of a 10' x 10' R.O.W. corner clip as shown on said Daggetts Addition as recorded in County Clerks Document No. D210191078;

THENCE North 11 degrees 36 minutes 55 seconds West, along said corner clip, a distance of 12.71 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the beginning of a non tangent curve to the right along the southerly right of way line of West 12th Street (a variable width right of way) whose chord bears North 46 degrees 14 minutes 45 seconds East, a distance of 41.08 feet and having a radius of 200.00 feet;

THENCE northeasterly along said southerly right of way line of West 12th Street through a central angle of 11 degrees 47 minutes 17 seconds, an arc length of 41.15 feet to a found 5/8 inch iron rod for the end of said non tangent curve to the right;

THENCE North 26 degrees 19 minutes 36 seconds West, a distance of 1.88 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 59 degrees 54 minutes 45 seconds East, continuing along said southerly right of way line of West 12th Street, a distance of 25.00 feet to a found 600 nail with shiner;

THENCE North 59 degrees 59 minutes 54 seconds East, continuing along said southerly right of way line of West 12th Street, a distance of 50.00 feet to a found 1/2 inch iron rod;

THENCE North 59 degrees 54 minutes 45 seconds East, continuing along said southerly right of way line of West 12th Street, a distance of 16.01 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 60 degrees 00 minutes 00 seconds East, continuing along said southerly right of way line of West 12th Street, a distance of 84.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of said Lot 1R and being at the intersection of said northerly right of way line of West 12th Street and said westerly right of way line of Throckmorton Street (a variable width right of way);

THENCE South 30 degrees 00 minutes 00 minutes East, along said westerly right of way line of Throckmorton Street, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 31,608.0 square feet or 0.726 acre of land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth and his successors are the owners do hereby adopt this plat designating the above describe property as **LOT 1R-1, Block U, Daggetts Addition**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements as shown.

WITNESS UNDER MY HAND THIS 13th day of October 2010.

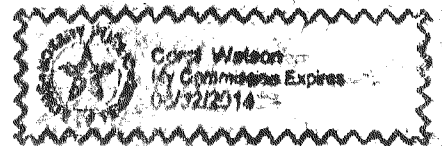
By: Kevin W. Vann
Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth

STATE OF TEXAS
Rev. Stephen J. Berg, Attorney-in-Fact for

Before me, the undersigned, a Notary Public for the State of Texas, appeared Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of October 2010.

Carol Watson
Notary Public



Final Plat
Lots 1R-1, Block U
0.726 Acres
Daggetts Addition

Being a replat of Lots 1R and 5R, Block U, Daggetts Addition as recorded in County Clerk Number D210191078 of the Deed Records of Tarrant County, Texas and the South 12 1/2 feet of Lot 4 and the North 12 1/2 feet of Lot 5, Block U, Daggetts Addition, an unrecorded Addition to the City of Fort Worth, Tarrant County, Texas

This plat filed in County Clerks Document No. D210268049 Date 10/29/2010

September 2010



Notes:
Unless otherwise noted 5/8" capped iron rods marked "BHB INC" are set at all lot corners.

WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the current impact fee ordinance in effect as of the date of this plat. The amount to be collected is determined under Schedule 2 of said ordinance and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

SITE DRAINAGE STUDY
A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

FEMA/Floodplain
By scale location this area shown by FEMA map FIRM 48439C0305 K, dated September 25, 2009 this tract is within an area having Zone "X".
Zone X - Areas determined to be outside 500-year floodplain.

PUBLIC OPEN SPACE RESTRICTION
No structure, object, or plat of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision nor does it amend or remove any deed covenants or restrictions.

Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Compliance with the City of Fort Worth Ordinance #19615-05-2009 regarding Urban Forestry is required.

Surveyor's Notes:

Draws of bearing for this Final Plat is the southerly line of Lot 5R, Block U as shown on plat of Lots 1R and 5R, Block U, Daggetts Addition as recorded in CCG 210191078 of the Deed Records Tarrant County Texas.

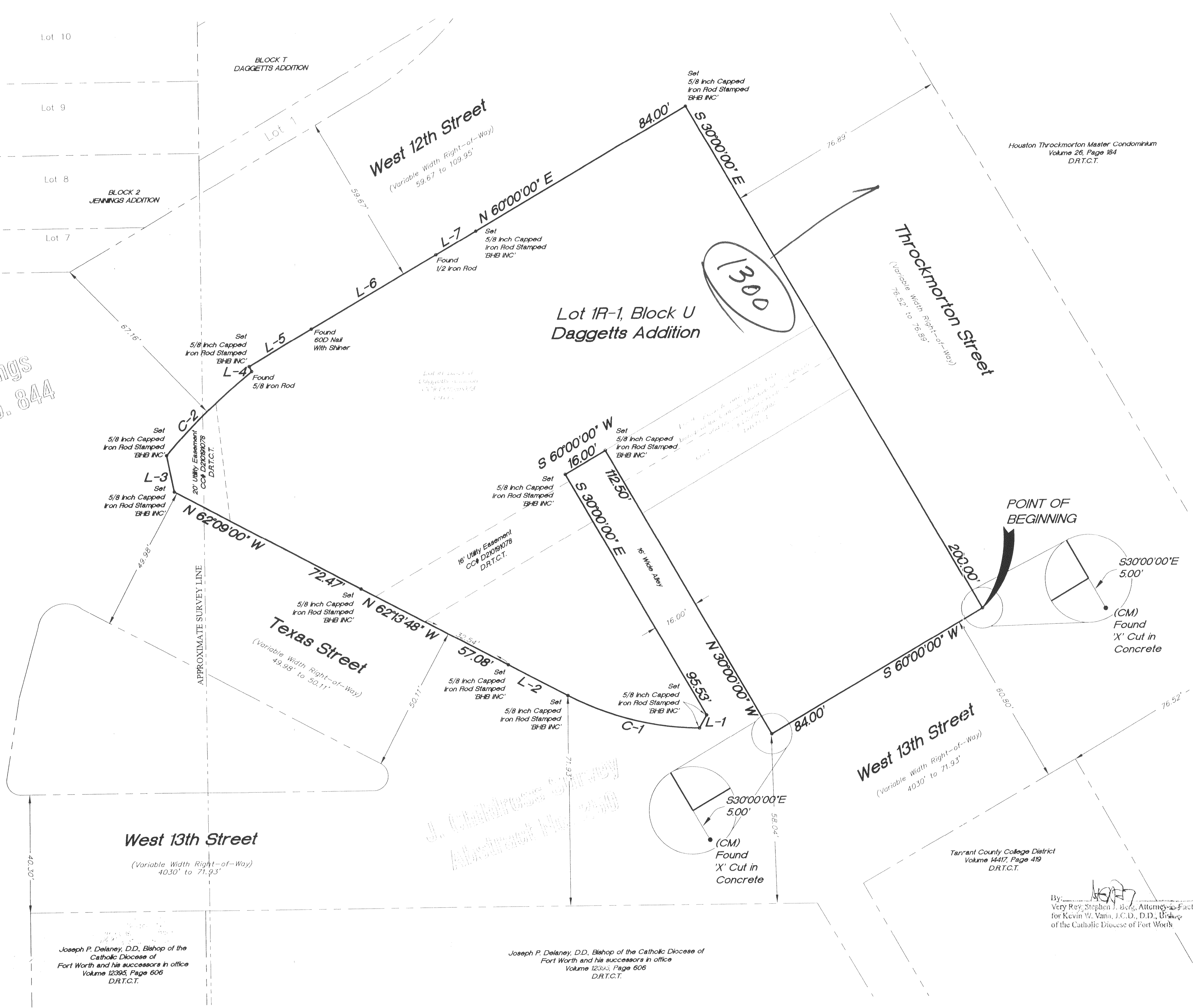
Owner/Developer:

Catholic Diocese of Fort Worth
300 W. Loop 820 South
Fort Worth, TX 76108
Phone: (817) 560-3300
Fax: (817) 244-8939
das@adioc.org

Surveyors:

Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Bridges Place, Ste. 700 Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bahb.com

Drawing: E:\Survey\09\300\041\Draw\Replat 09-01-10.dwg
Saved By: Dave Save Time: 10/13/2010 8:41 AM Plotted by: Dave Horsburgh Plot Date: 10/13/2010 8:45 AM



Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	26°59'04"	100.00'	47.10'	N 75°38'18" W	46.67'
C2	114°17'17"	200.00'	41.15'	N 46°14'45" E	41.08'

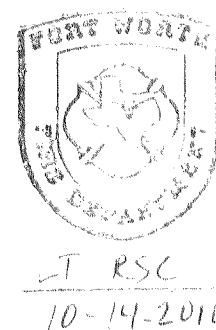
Number	Bearing	Distance
L1	S 29°43'54" W	5.04'
L2	N 62°13'48" W	23.09'
L3	N 11°36'55" W	12.71'
L4	N 26°19'36" W	1.88'
L5	N 59°54'45" E	25.00'
L6	N 59°59'54" E	50.00'
L7	N 59°54'45" E	16.01'

SURVEYOR'S CERTIFICATION

I, Daniel H. Joslin, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the plating rules and regulations of the City of Fort Worth.

Daniel H. Joslin
RPLS No. 4749

10-13-10
Date



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 10/21/2010

By: [Signature] Chairman

By: [Signature] Secretary

FS-010-099
Revised October 11, 2010

